



CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING AND HOUSING

Voting Members:

Kymberly Marcos Pine, Chair
Ikaika Anderson, Vice Chair
Brandon Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, MAY 25, 2017
9:00 A.M.

SPEAKER REGISTRATION

Persons wishing to testify are requested to register by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3817.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

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Accommodations are available upon request to persons with disabilities, please call 768-3817 or send an email to ltam@honolulu.gov at least three days prior to the meeting date.

The meeting is viewable by: (1) internet live streaming through http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

FOR APPROVAL

MINUTES OF THE APRIL 13, 2017 SPECIAL AND MAY 4, 2017 REGULAR MEETINGS

FOR ACTION

1. **RESOLUTION 17-118 – SMA USE PERMIT AND ZONING WAIVER FOR WAIANAE HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS (2017/SMA-3 and 2017/W-7)**. Granting a Special Management Area Use Permit and Zoning Waiver for the Waianae High School Athletic Field Improvements located at 85-251 Farrington Highway, and identified as Tax Map Key 8-5-002:018. (Applicant: Department of Education – Facilities Development Branch) (Transmitted by Communication D-281) (Current deadline for Council action: 6/20/17)

PROPOSED CD1 TO RESOLUTION 17-118 (Submitted by Councilmember Pine) – The CD1 (OCS2017-0533/5/16/201712:26 PM) makes the following amendments:

- A. In the resolution title and text, removes reference to a zoning waiver.
- B. In the first WHEREAS clause, clarifies the description of the Project.
- C. In the third WHEREAS clause, adds reference to HRS Sections 205A-2 and 205A-26
- D. In the last WHEREAS clause, adds April 21, 2017 as the date the Council received the DPP's findings and recommendations via Departmental Communication 281 (2017).
- E. In Condition A, clarifies that the Project involves improvements to the Waianae High School athletic field, and references Exhibits A, B, C, D, and E-1 through E-9.
- F. Relabels Exhibits A-1 through A-9 as E-1 through E-9.
- G. In Condition C, consistent with the USFWS recommendation, requires that the Applicant use the lowest wattage bulb as is reasonable and practicable in exterior light fixtures.
- H. Revises Condition F to conform to the standard language for this type of condition.
- I. Makes miscellaneous technical and nonsubstantive amendments.

2. **BILL 47 (2016) – HOUSING CODE.** Amending the Housing Code, ROH Chapter 27, to add housing projects developed in other zoning districts pursuant to exemptions authorized by state law to the conditions of “public nuisance.” (Bill 47 passed second reading and public hearing held 4/26/17; deferred in Committee 5/4/17)

PROPOSED CD1 TO BILL 47 (2016) (Submitted by Councilmember Anderson) – The CD1 (OCS2017-0432/4/24/2017 3:58 PM) makes the following amendments:

- A. Amends the definition of “Public nuisance” by amending the fourth condition to include cultivated or uncultivated trees or vegetation that overgrow, overhang, or undergrow a property line and thereby encroach onto, over, or under another person’s property.
- B. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 17-136 – USING CITY AFFORDABLE HOUSING FUND AND STATE RENTAL HOUSING REVOLVING FUND MONIES TO DEVELOP PROJECTS.** Urging the City Administration to work with the State Administration and the Hawaii Housing Finance and Development Corporation to develop projects using City Affordable Housing Fund and State Rental Housing Revolving Fund monies.

PROPOSED CD1 TO RESOLUTION 17-136 (submitted by Councilmember Pine) – The CD1 (OCS2017-0544/5/18/2017 1:50 PM) makes the following amendments:

- A. In the fifth WHEREAS clause, replaces “fifty percent or less” with “less than 50 percent.”
- B. In the ninth WHEREAS clause, clarifies that the 2016 Charter amendment approved by the electorate increases the maximum household income requirement from less than 50 percent of the median household income in the City, to 60 percent or less of the median household income in the City.
- C. In the thirteenth WHEREAS clause, specifies that the amount from the Affordable Housing Fund proposed to be appropriated by the Mayor is \$5,000,000.
- D. In the second to the last WHEREAS clause, adds that the HHFDC's award from the State Rental Housing Fund in calendar year 2016 went to four projects, resulting in 326 new affordable rental units, all of which were available for rent to households earning 60 percent or less of the area median income.

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- E. In the BE IT RESOLVED clause, clarifies that any combined use of City Affordable Housing Fund and State Affordable Rental Fund monies must be used to benefit Oahu low- and moderate-income households.
 - F. Makes miscellaneous technical and nonsubstantive amendments.
4. **BILL 17 (2017)** – **BUILDING INSPECTIONS**. Requiring the periodic inspection of the certain walls and appurtenances of certain buildings. (Bill 17 passed second reading and public hearing held 3/22/17)
- PROPOSED CD1 TO BILL 17 (2017) (Submitted by Councilmember Ozawa) – The CD1 (OCS2017-1546/5/17/2017 1:15 PM) makes the following amendments:
- A. Amends proposed new ROH Sec. 16-_.2(c) by changing to 10 years, from five years, the length of the building re-inspection cycle.
 - B. Amends proposed new ROH Sec. 16-_.2(d) by changing to 10 years, from five years, the time period preceding the date of any required inspection for which an owner may apply for an inspection waiver due to exterior wall restoration.
 - C. Amends proposed new ROH Sec.16-_.3(a) by changing to 10 years, from five years, the preceding time period for which a retained professional must review reports, inspections, and evidence of repairs, including confirmation of any required remediation.
 - D. Makes miscellaneous technical and nonsubstantive amendments.
5. **BILL 47 (2017)** – **ACCESSORY DWELLING UNITS PRODUCTION**. Extending the repeal date of Section 2, Section 3, and Section 5 of Ordinance 16-19, relating to incentives for accessory dwelling units production. (Bill 47 passed second reading and public hearing held on 5/10/17)

FOR DISCUSSION

6. **BILL 74 (2015), CD1 – LUO AMENDMENT RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.** Establishing a special district with appropriate land use standards and guidelines for those areas around the Honolulu Rail Transit Project stations. (Bill 74, CD1 passed second reading and public hearing held 1/25/17) (Current deadline for Council action: 9/8/17)

Related communication:

CC-98 Councilmember Elefante, Proposed CD2 to Bill 74 (2015), CD1

7. **BILL 75 (2015), CD1 – LUO AMENDMENT RELATING TO MISCELLANEOUS LAND USE ORDINANCE AMENDMENTS.** Clarifying development standards for structures with integrated commercial and dwelling uses; to revise development standards for height and street setbacks in the business, business mixed use, and industrial mixed use districts; and to establish appropriate standards for bicycle parking. (Bill 75, CD1 passed second reading and public hearing held 1/25/17) (Current deadline for Council action: 9/8/17)
8. **BILL 76 (2015), CD1 – WAIPAHU ZONE CHANGE (2014/GEN-5).** Amending Zoning Map No. 8 (Waipahu), Ordinance 86-110, by rezoning land situated near the Farrington Highway and Mokuola Street intersection (Waipahu Transit Center rail station area) and Farrington Highway and Leoku Street intersection (West Loch rail station area in Waipahu, Oahu, Hawaii, from R-5 Residential, R-7.5 Residential, A-2 Medium-density Apartment, B-1 Neighborhood Business, B-2 Community Business, and I-2 Intensive Industrial Districts to the AMX-2 Medium-density apartment Mixed Use, BMX-3 Community Business Mixed Use, IMS1 Industrial-commercial Mixed Use, and P-2 General Preservation Districts. (Bill 76, CD1 passed second reading and public hearing held 1/25/17) (Current deadline for Council action: 9/8/17)

INFORMATIONAL BRIEFING

9. **UPDATE BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE (LUO) AMENDMENTS.**

KYMBERLY MARCOS PINE, Chair
Committee on Zoning and Housing